082.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,100 / 737,100
					USE VALUE:	737,100 / 737,100
					ASSESSED:	737,100 / 737,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORGIONE VALERIE	
Owner 2:		
Owner 3:		
Street 1:	85 FOREST ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	JOHNSON ILENE M--ETAL -
Owner 2:	CABAN MARY A -
Street 1:	85 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Aluminum Exterior and 2145 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	337,600	500	399,000	737,100
Total Card	0.115	337,600	500	399,000	737,100
Total Parcel	0.115	337,600	500	399,000	737,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.64 | /Parcel: 343.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 082.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	337,600	500	5,000.	399,000	737,100	737,100	Year End Roll	12/18/2019
2019	101	FV	255,800	500	5,000.	404,700	661,000	661,000	Year End Roll	1/3/2019
2018	101	FV	255,800	0	5,000.	302,100	557,900	557,900	Year End Roll	12/20/2017
2017	101	FV	255,800	0	5,000.	273,600	529,400	529,400	Year End Roll	1/3/2017
2016	101	FV	255,800	0	5,000.	262,200	518,000	518,000	Year End	1/4/2016
2015	101	FV	249,700	0	5,000.	222,300	472,000	472,000	Year End Roll	12/11/2014
2014	101	FV	249,700	0	5,000.	210,900	460,600	460,600	Year End Roll	12/16/2013
2013	101	FV	249,700	0	5,000.	200,600	450,300	450,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6728

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON ILENE M	41612-416		12/15/2003		450,000	No	No		
CODY VIRGINIA	24882-313		9/27/1994		15,000	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2017	610	Redo Bat	10,350	C				
12/1/2016	1489	Re-Roof	4,150	C				
9/11/2001	656	Redo Kit	10,000	C				REMODEL KITCHEN AN
8/3/1998	518	Manual	4,400					REROOF
3/27/1995	125	Manual	1,500					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	BS	Barbara S
12/4/2008	Meas/Inspect	336	PATRIOT
6/14/2004	MLS	HC	Helen Chinal
1/18/2000	Mailer Sent		
1/18/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

PREVIOUS ASSESSMENT

Parcel ID: 082.0-0008-0001.0

!6728!

PRINT

Date	Time
12/10/20	21:27:15

LAST REV

Date	Time
09/27/18	17:43:48

mmcmakin

User Acct

51614

GIS Ref

GIS Ref

Insp Date

09/07/18

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	51614
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32307684
Const Adj.:	1.01292861
Adj $ / SQ:	167.523
Other Features:	99100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414733
Depreciation:	77140
Depreciated Total:	337593

COMMENTS

2 SINKS IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1			HB	1		

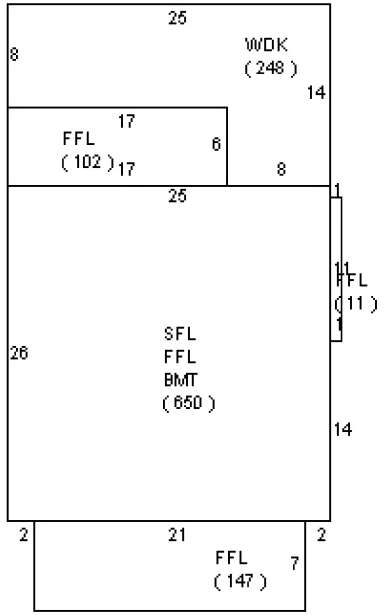
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.52
Special Features:	0	Val/Su Net:	137.35
Final Total:	337600	Val/Su SzAd	216.41

SUB AREA

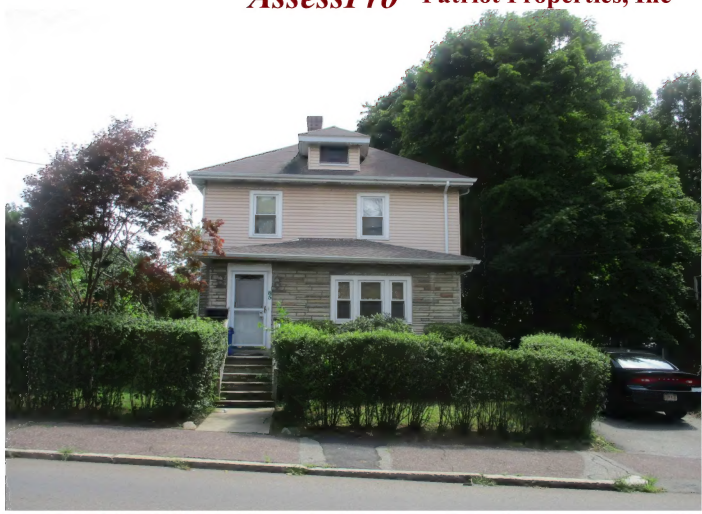
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	910	167.520	152,446
BMT	Basement	650	79.660	51,777
SFL	Second Floor	650	167.520	108,890
WDK	Deck	248	10.160	2,520
	Net Sketched Area:	2,458	Total:	315,633
Size Ad	1560	Gross Are	2458	FinArea 2145

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

082.0-0008-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 X 12	A	AV	1998	0.00	T	16.8	101						
19	Patio	D	Y	1	14X8	A	AV	1998	5.60	T	16.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500